



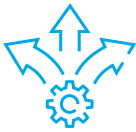
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**18,502 SF on 1.11 AC**  
**Available For Sale**



Central Salt Lake  
County location

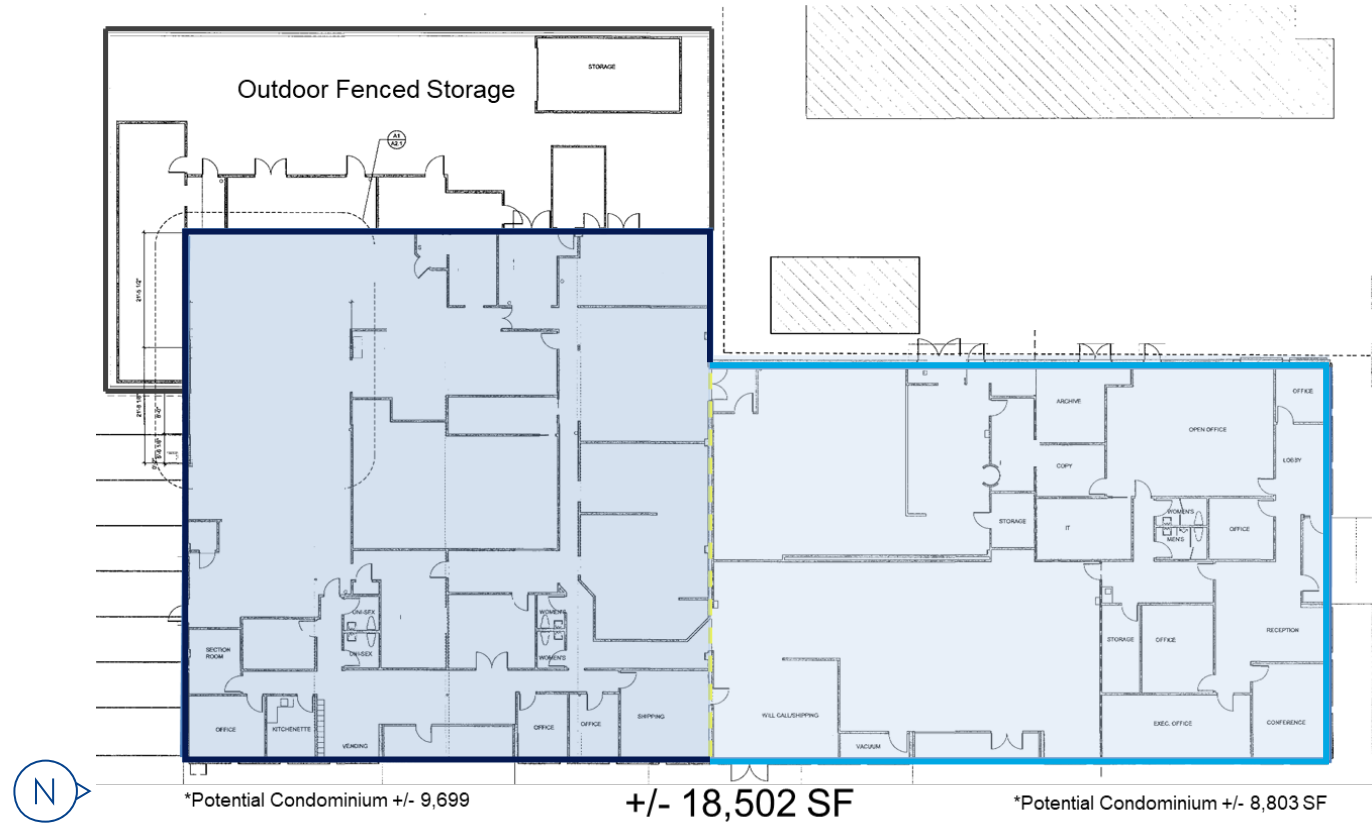


1.2M people living  
within 15 miles



Condominium  
options available

# Floor Plan & Details



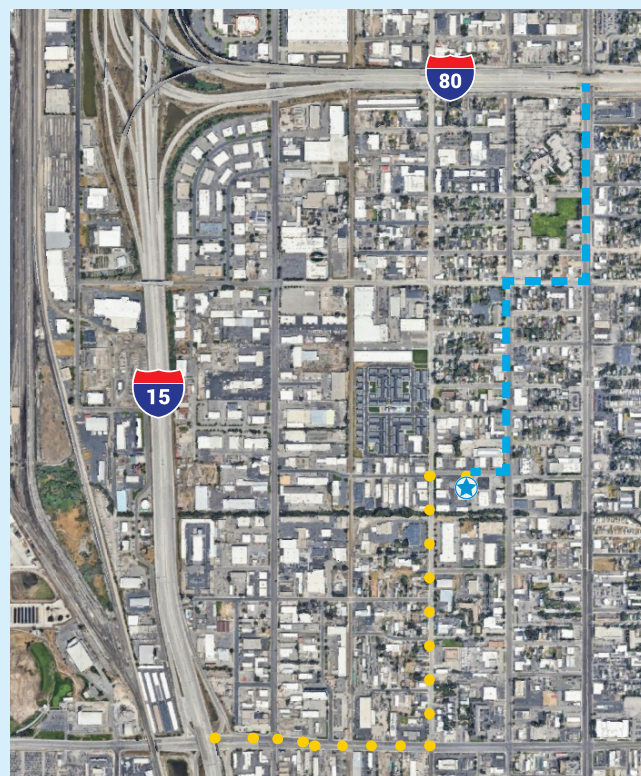
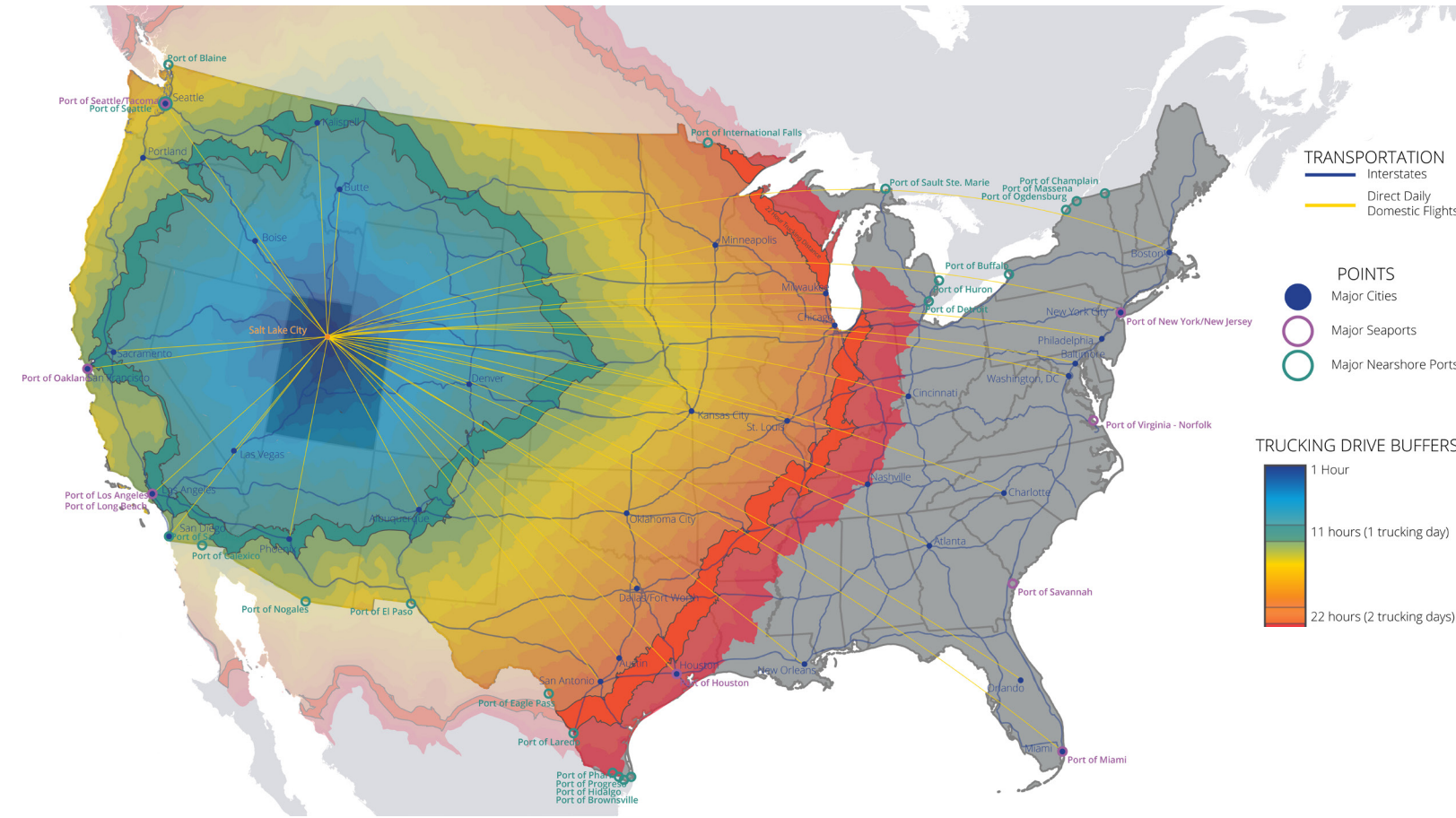
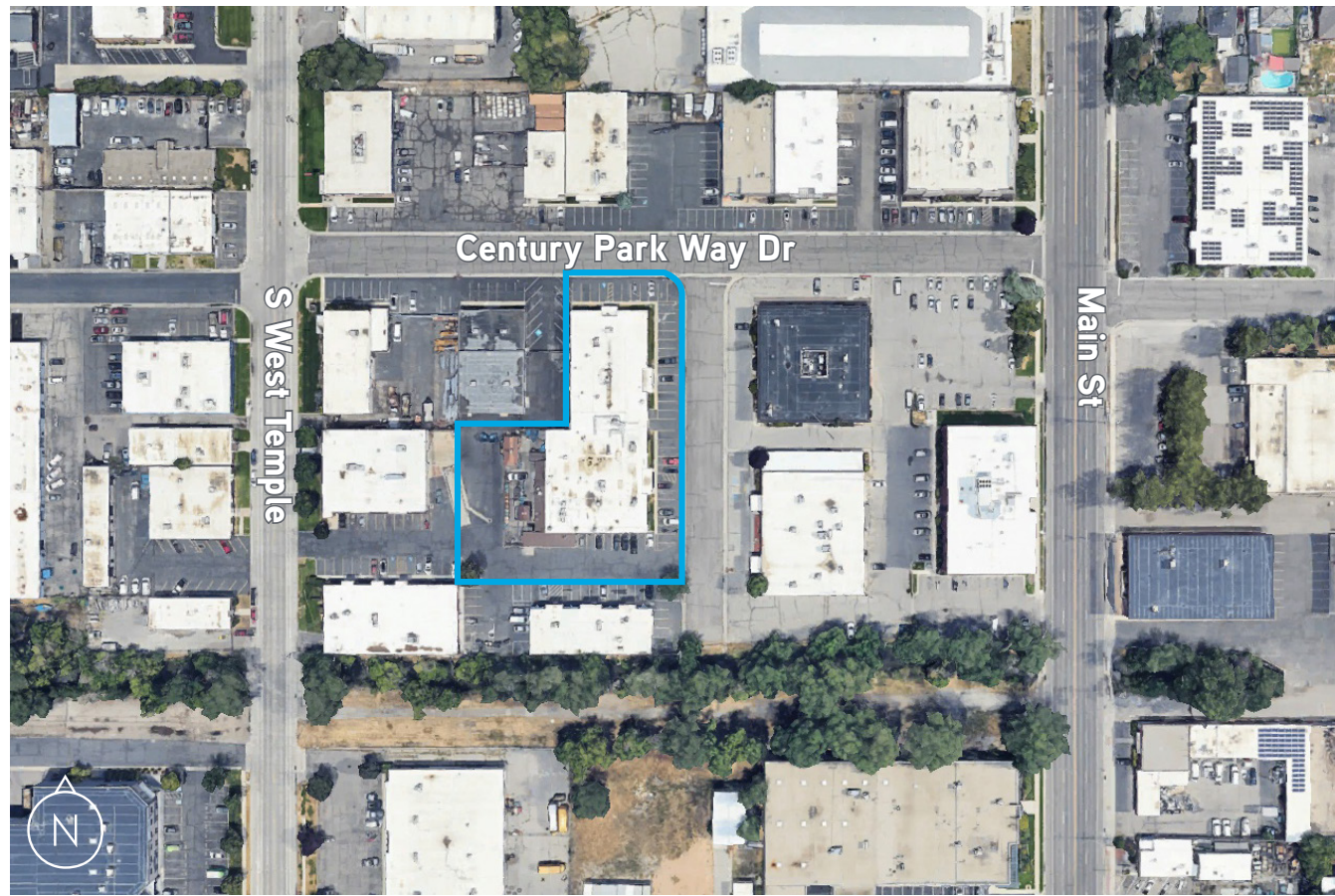
## Property Details

Acres	1.11	Dock	One (1) Shared fairweather dock
Square Feet	± 18,502 SF	Power	±1600 AMP, 208-480 V, 3-Phase
Warehouse/Production	14,675 SF	Construction	Block and brick
Finished Office	3,827 SF	Fenced Yard	±3,000 SF containing three (3) sheds
Condominium Options	±9,699 SF/ ±8,803 SF	Parking	60 Spaces
Zoning	CB (Community Business)	Restrooms	Two (2) Women's, Two (2) Men's, Two (2) Unisex
Year Built	1968	HVAC	Five (5) rooftop units
Depth	110' - 220'	Finished Office Features	Kitchenette Breakroom Conference room Seven (7) private offices Will Call area
Clear Height	8' - 10'		
Grade Level Doors	Two (2) One (1) 10' x 7' and one (1) 7' x 6'		

Potential uses: segmented manufacturing, R&D/Lab, temperature controlled storage, office



# Site & Location



## Central Salt Lake County location with quick access to I-15 and I-80

Destination	Distance	Drive Time
I-15	1 mile	4 minutes
I-80	1 miles	4 minutes
Downtown SLC	5.7 miles	12 minutes
SLC Intl Airport	9.3 miles	13 minutes
Research Park at University of Utah	9 miles	16 minutes
Northwest Quadrant Area	~10 miles	15 minutes

## Crossroads of the West

Utah's central proximity in the Western U.S. give it a logistical advantage and unmatched infrastructure network of roads, rail and airports. "The Crossroads of the West," Utah exports \$12 billion annually.

SLC Intl Airport ranks  
**5th**  
Global On-Time Performance  
(Cirium, 2023)

Utah Exports  
**\$12B**  
in Goods & Services Annually  
(Utah Department of Transportation)

Utah is Home to Over  
**15k**  
Trucking Companies  
(Utah Department of Transportation)

# Yes, Utah



## Utah's Population Demographics (2022)



3.4M  
Population



1.1M  
Households



3.04  
Average Household Size

## Utah's Income Factors (2022)



\$89.4K  
Median Household Income



\$105.8K  
Average Household Income



\$34.3K  
Per Capita Income

## Utah Provides a High Quality of Life

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. Utah regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Most of Utah's population resides along The Wasatch Front, roughly 150 miles of contiguous cities and communities, running predominantly north-south along the I-15 corridor and the western slope of the Wasatch Mountain range, from Brigham City to Nephi.

Utah is world-renowned for its bounty of public lands and year-round recreational opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and is home to "The Greatest Snow on Earth" with over a dozen ski resorts.

## Diverse Manufacturing

Manufacturing in the state of Utah is more than a \$20 billion a year industry. The manufacturing industry is one of the key growth sectors in the state's long-range economic plan. It makes up nearly 14% of state's economy, and employs more than 125,000 workers, nearly 8% of Utah's workforce is employed in manufacturing.

There are manufacturing companies in nearly every sector imaginable. Manufacturing combined is the single largest payroll in the state, with the exception of government.

Utah has industry recognized expertise in **Medical Equipment Manufacturing, Aerospace Product and Parts Manufacturing, and Outdoor Products Manufacturing.** These three industries employ more than 32,000 people in Utah, representing a competitive advantage compared to the national average.

## Moving Consumer Goods

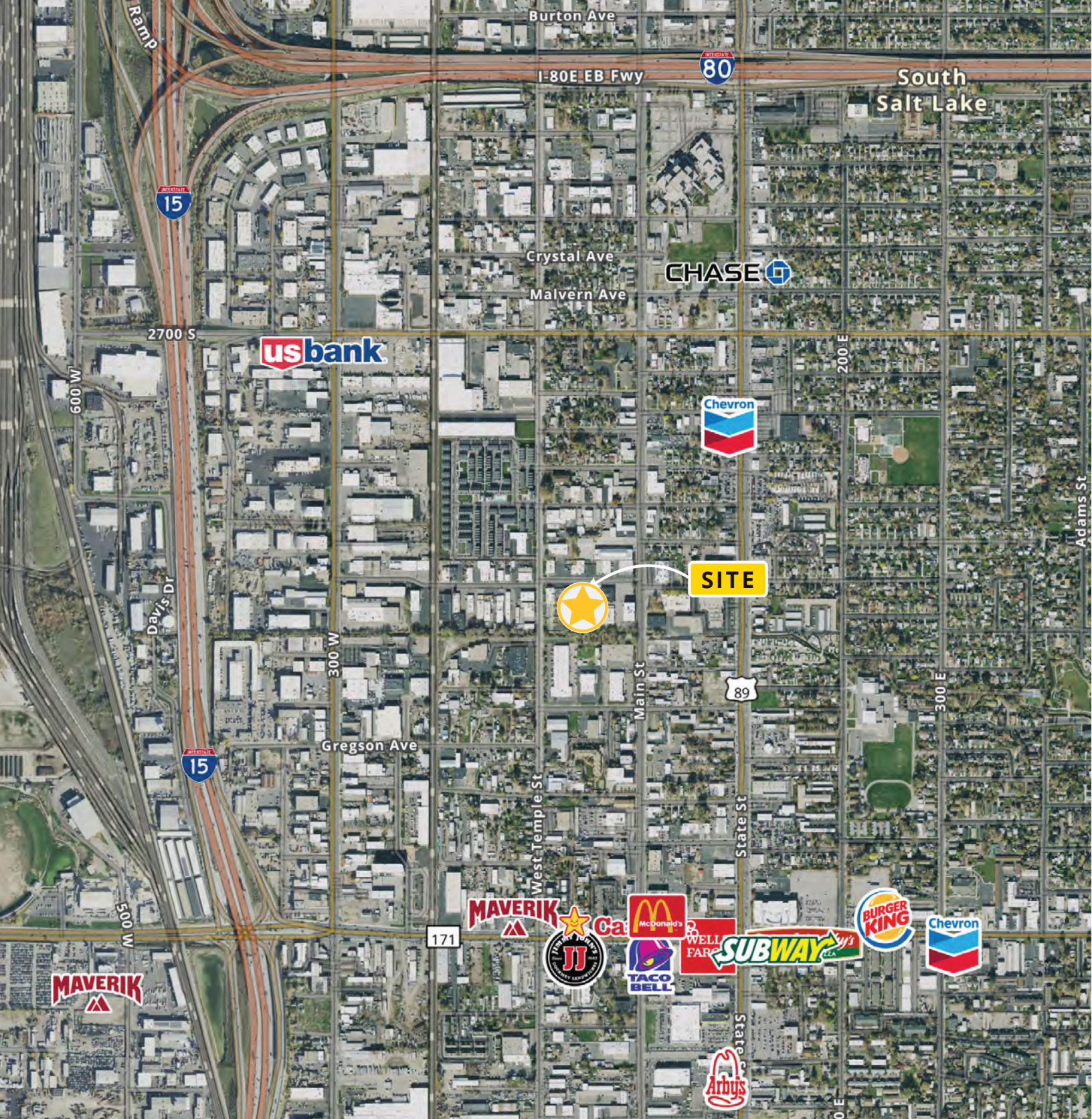
From Logan in the north to St. George in the south, Utah's unmatched transportation infrastructure has earned it a reputation for building mutually beneficial relationships with companies in the logistics and distribution sectors. Utah's network of rails, roads and airports provide the backbone of Utah's freight network.

Approximately  
**4.3k**  
Manufacturing Businesses  
in Utah  
(Utah Manufacturers Association)

Manufacturing Employs  
Nearly  
**9%**  
of Utah's Workforce  
(ESRI BAO)

Medical Equipment &  
Supplies Manufacturing in  
Utah  
**\$968B**  
in 2022  
(Utah Department of Workforce  
Services))





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